



ARMED FORCES WELFARE HOUSING ORGANISATION





LUXURIOUS LIVING WITH NATURE
BY BLOCK BUILDTECH...



Key Features

Rubber Plantation Integration

- *100% plantation-driven layout*
- *Each plot comes with mature rubber trees.*
- *Professional farm management service*
- *Yearly income from latex tapping (profit-sharing model)*

Farmhouse Plots

- *Farmhouse plot sizes: 2000–4000 sq. m.*
- *Custom eco-cottage options available (mud house, prefab, natural stone homes)*
- *Internal pathways, footlights, drip irrigation, water tanks,*

Amenities

- *Community agro-resort with clubhouse & swimming pool*
- *Natural Lake*
- *Rainwater harvesting zone*
- *Viewing decks and walking trails*

- *On-call caretaker services*

Eco-Friendly Infrastructure

- *Organic manure composting*
- *Organic Vegetables and A-2 Milk*
- *Low-impact construction policy*





Sustainable Materials

- Use of renewable, recycled, or upcycled materials (e.g., bamboo, reclaimed wood, recycled steel).
- Preference for locally sourced materials to reduce transportation emissions.

Energy Efficiency

- Designing buildings and products to consume minimal energy.
- Integration of solar panels, LED lighting, natural ventilation, and high-performance insulation.

Water Conservation

- Use of low-flow fixtures, rainwater harvesting systems, and greywater reuse.
- Landscaping with native, drought-resistant plants (xeriscaping).



*Welcome to the Latex Valley,
a one-of-a-kind rubber plantation
farmhouse project*

An exclusive opportunity to own your very own piece of nature while generating long-term wealth. Spread across lush green acres, our project is designed for eco-conscious investors seeking sustainable income from rubber plantations.





Key Principles of Eco-Conscious Design:

Low Environmental Impact

- Minimizing waste during construction and operation.
- Avoiding toxic materials (like VOC paints or certain plastics).

Adaptability & Longevity

- Designing spaces and products that are durable, flexible, and can be easily repurposed or recycled at the end of their life cycle.

Passive Design Techniques

- Utilizing natural light, shade, and thermal mass to regulate indoor temperatures without mechanical systems.

Biophilic Design

- Incorporating natural elements like plants, water features, and organic forms to improve well-being and connect users with nature.

Smart Technology Integration

- Automation and monitoring systems to optimize energy and water use.

Eco-Conscious Design refers to an approach to architecture, interior design, product development, and urban planning that prioritizes environmental responsibility and sustainability. The goal is to reduce negative impacts on the environment through thoughtful design, material selection, energy use, and long-term ecological balance.

EXCLUSIVE *amenities*



HAMMOCK



INDOOR GAMES



CLUB HOUSE



FISH POND



YOGA & MEDITATION
DECK



ZIP LINER



FARMING
ACTIVITIES



FISHING DECK



SWIMMING POOL

Amenities play a vital role in enhancing the overall experience of park-goers, including the elderly. These thoughtful additions contribute to their comfort, convenience, and enjoyment. A wide range of amenities can be incorporated, such as seating areas, picnic spots, playgrounds, fitness stations, water fountains, and designated areas for social gatherings.

These amenities provide opportunities for relaxation, recreation, exercise, and social interaction, catering to the diverse needs and interests of park visitors. By offering a well-rounded selection of amenities, parks become inclusive spaces that promote the well-being and satisfaction of all individuals,



Discover Nature Invest in Legacy:

Welcome to **The Latex Valley**, a one-of-a-kind **rubber plantation farmhouse project** nestled in the verdant hills of **Dodamarg**, where natural abundance meets profitable agriculture.

Embrace a life where **luxury living, green investment**, and **Agri-tourism** come together under the cool canopy of rubber trees.

Projects like "THE LATEX VALLEY " are attractive not only to potential homeowners looking for a retreat but also to investors interested in developing properties in burgeoning tourist regions. The strategic location near key transportation routes and natural attractions enhances its potential as a desirable destination for both domestic and international tourists.

Location Accessibility & Advantage:

- ◆ Located in the lush greenery of **Dodamarg, Sindhudurg, Maharashtra**
- ◆ Just 45 mins from **Mopa International Airport (Goa)**
- ◆ **45– 60 mins** drive connect to Goa, Belgaum, Sawantwadi
- ◆ 15–20 mins drive from Dodamarg town
- ◆ 10 mins drive from Bhedsi town
- ◆ Red soil + high rainfall = Ideal rubber belt

Village Palye, Taluka Dodamarg, Distt. Sindhudurg, Maharashtra – rich in red soil, tropical climate, ideal for rubber cultivation, with excellent potential for weekend homes and eco-investments.

<https://maps.app.goo.gl/aBVDXAv5xz9uRh4R6>



Welcome The Latex Valley The Nature's Express

*Make The Latex Valley your home,
where you can witness the dreamiest of
sunsets & plunge in nature's artistry,
where you calm yourself with quaint
views of farm forest ambience
laid out aesthetically,
Just for your heer indulgence..!*



"Happiness is Here & Now"
"Life isn't as serious as the
mind makes it out to be"



Your **NEIGHBOURHOOD**

Water Falls

Tilari Ghat

River Rafting

Tilari Dam

Pargad Fort

Trekking Training

Ayurveda Treatments

Bird Watching

Boating and Fishing

Kasainath Hill

Mangeli Hill

Wild Life





Ideal For:

- Nature lovers and second-home buyers
- Passive agricultural investors
- Eco-resort developers or agri-tourism entrepreneurs



Project Overview:

The Latex Valley is a nature-integrated rubber farm house project combining:

- **Sustainable rubber plantation**
- **Private farmhouse plots**
- **Agri-investment returns**
- **Eco-tourism lifestyle offerings**
- **Eco- Resort**
- **Lake View Property**



Key Features:

1. Rubber Plantation Integration

- 100% plantation-driven layout
- Each plot comes with mature **Rubber trees**
- Professional **farm management service**
- Yearly income from **latex tapping (profit-sharing model)**

Master Layout Plan





2. Farmhouse Plots

- Farmhouse plot sizes: 20,00 –4,000 sq.mtr.
- Custom eco-cottage options available (mud house, prefab, natural stone homes)
- Internal pathways, foot light, drip irrigation, water tanks.

3. Amenities

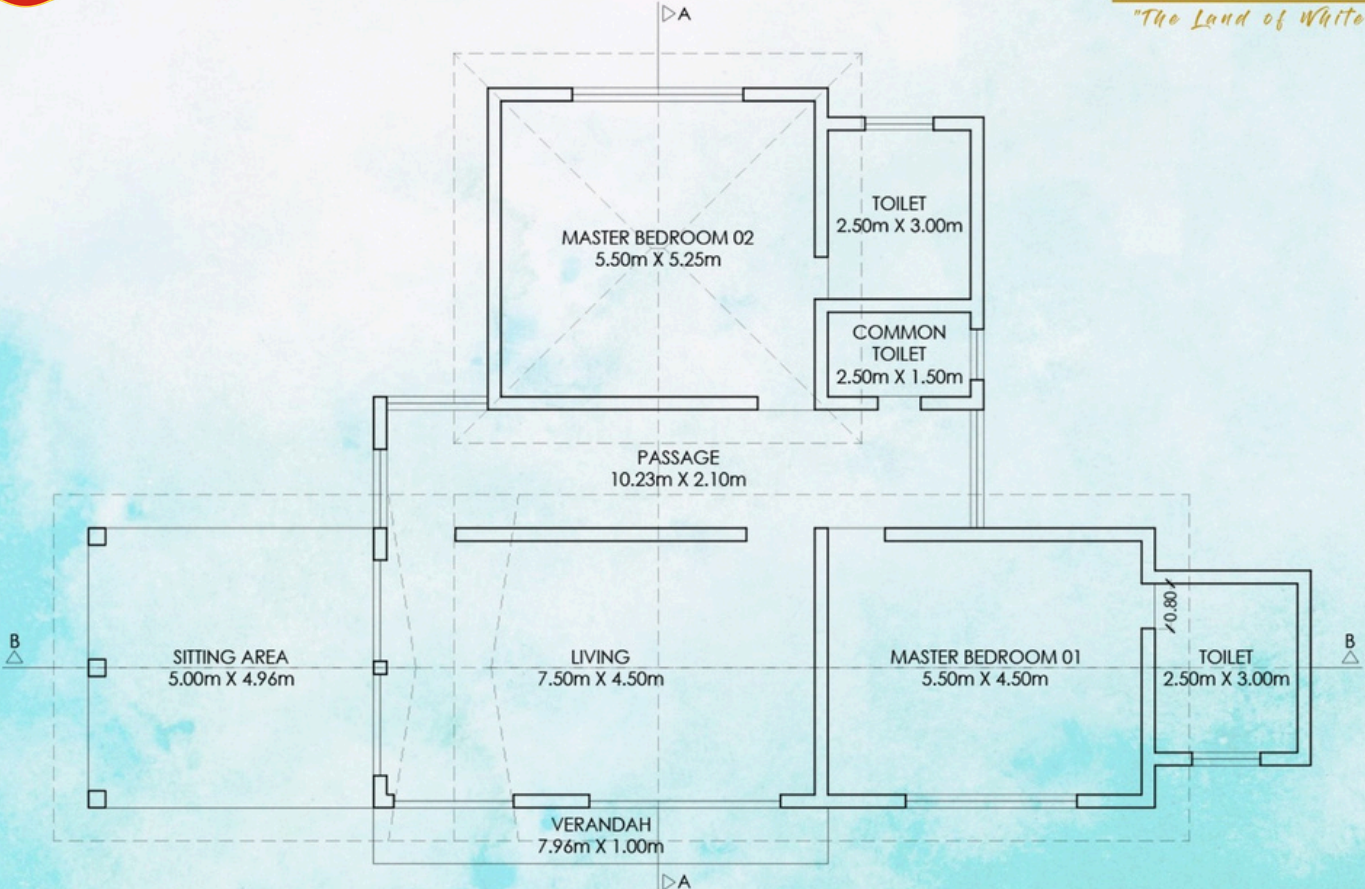
- Community agro-resort with clubhouse & Swimming Pool
- Natural Lake
- Rainwater harvesting zone
- Viewing decks and walking trails
- On-call caretaker services

4. Eco-Friendly Infrastructure

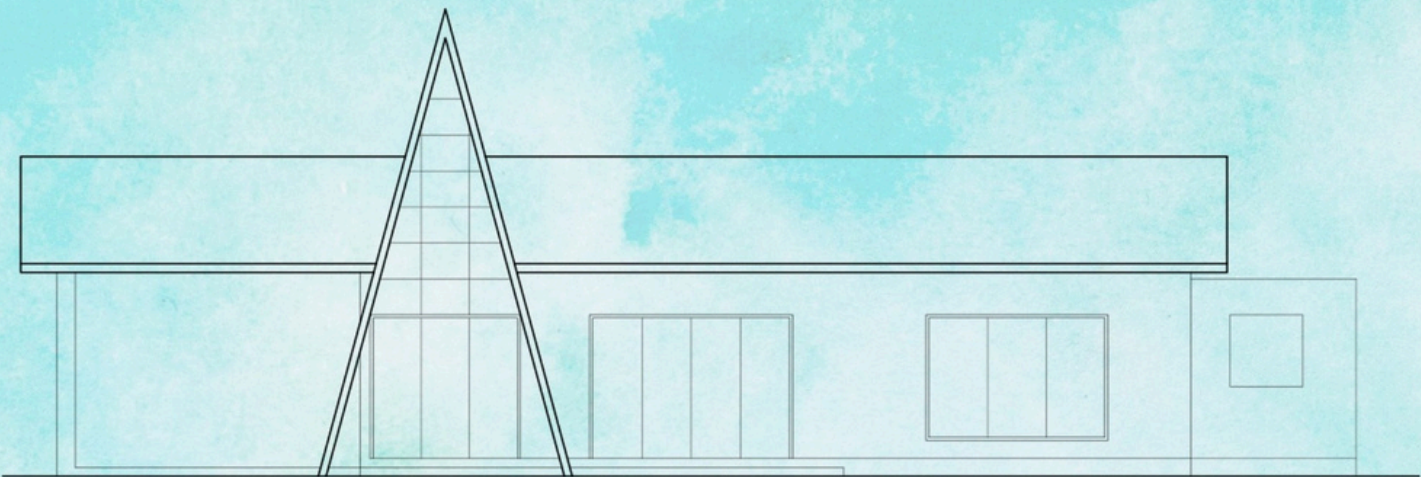
- Organic manure composting
- Organic Vegetable and A-2 Milk
- Low-impact construction policy

If you're involved in or considering "THE LATEX VALLEY," highlighting these features—such as its natural setting, connectivity advantages, and potential as a second home destination—can effectively appeal to your target audience. Additionally, ensuring alignment with local regulations and sustainable development practices can further enhance its attractiveness and long-term viability.

The farmhouse built with sustainable materials like wood, stone, or recycled materials. A roof with solar panels powering your home and potentially even your farm equipment. Around the house, sprawling vegetable gardens will be bursting with colourful, healthy produce. Since it's organic, you can be sure that your veggies are free of harmful chemicals and pesticides.



Bungalow layout Plan



front elevation

*B/u area= 148.00 sq.m. & sitting area & verandah= 33.00 sq.m.



Investment Highlights:

Feature	Details
Rubber tree yield	Begins immediate, continues 25-30 years
Estimated ROI	5 -7 % annually
Plantation maintenance	Handled by professional agri-team
Farmhouse construction	Inhouse construction professionals

Given the government's vision to enhance tourism in the region, such developments can play a crucial role in supporting this objective. They can contribute to the growth of tourism infrastructure, offering attractive options for both tourists seeking unique accommodations and locals interested in setting up businesses related to tourism.

If you're involved with or interested in "THE LATEX VALLEY," it would be beneficial to explore how the project aligns with local regulations, environmental considerations, and community needs. Additionally, promoting its proximity to key transportation hubs like the MOPA International Airport and major highways could attract potential investors and visitors looking for convenient and accessible destinations in the area.



The Latex Valley

*Own Half or One Acre farmhouse
amidst lush green landscape*



Investor Support & Assistance

- ✓ **Buyback Assistance***
- ✓ **Resale & Exit Support**
- ✓ **Active Marketing of Available Inventory**

* *Buyback terms subject to mutually agreed conditions and applicable policies.*

Assured Support for Investors

We offer **structured buyback / exit support**, subject to agreed terms, ensuring flexibility and confidence in your investment.

- Defined **lock-in period (if applicable)**
 - Transparent **buyback terms**
 - Continuous **resale and marketing support**
-

Investor Advantage

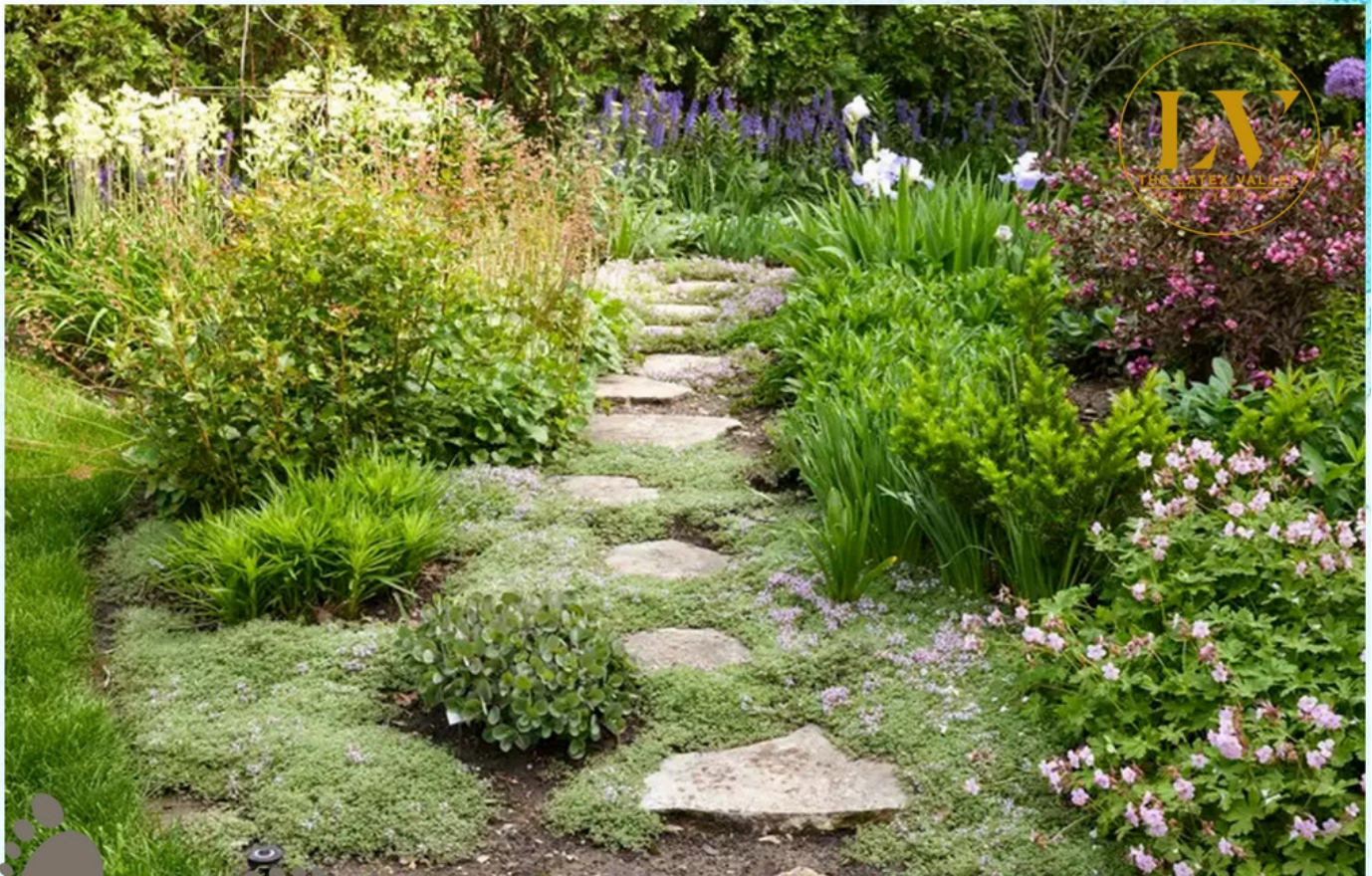
- ✓ High growth potential location
 - ✓ Ideal for long-term appreciation
 - ✓ Suitable for personal use & rental concepts (farm stay / eco-living)
-

Investor Support

We provide complete assistance to ensure a smooth and confident investment experience:

- **Resale Assistance:** Helping you connect with potential buyers
- **Marketing Support:** Promotion through our network and channels
- **Exit Support / Buyback Assistance***

* *Subject to mutually agreed terms and conditions*



Peaceful Pathways








Take your feet for a walk...

A walk embodied by the magnificence of flora & fauna, nurturing the mind and spirit. Recharge and Rewind with the sounds of the chirping birds and swaying trees.





Amenities & Infrastructure

-  Street Lighting
-  Water Supply & Drip Irrigation
-  All-Weather Internal Roads
-  Caretaker & Farm Staff On-Site
-  Clubhouse & Natural Pond Zone
-  Gated Entry with Security
-  Provision for 24/7 security with (CCTV).
-

Lifestyle & Eco-Resort Option

Build your own mud house, prefab, natural stone homes, weekend retreat amidst 100% green surroundings — perfect for wellness, retreats, or Airbnb stays.

Marketing Hooks:

- “Own a piece of the forest that pays you back.”
- “Grow your wealth with white gold and weekend getaways.”
- “Your retirement home among rubber trees.”
-

Legal and Technical Team:

- Architect: G&M Associates. (Gitesh Murkar)
- Chartered Accountant: Naik & Patel Associates (Sanjay Kumar Patel)
- Engineer: KRISHNRAJ CHAVAN



Amidst Nature

*Own your farmland amidst
lush green landscape....*



A True Beliver of

Vaastu Shastra

The principles of Vastu Shastra, literally meaning the science of architecture, encompass ancient scientific guidelines for creating living spaces in harmony with the five essential elements — Jal (Water), Akash (Space), Agni (Fire), Vayu (Air), and Prithvi (Earth). This balance fosters abundant natural energy, peace, and spiritual well-being.



“Be a Resident of a loving Community...”



Our Community
When only the essential remains...







Connectivity – The Latex Valley



Strategically located amidst the serene surroundings of *Village Paliye, near Sateri Temple*, The Latex Valley offers excellent connectivity while preserving its natural charm.

Rail Connectivity

-  Sawantwadi Road Railway Station – Approx. **55 km** (1 hour - 1.30 mins)
-  Thivim Railway Station – Approx. **34 km** (45 mins - 1.00 hrs)

Well connected to Mumbai, Pune, and major Konkan & Goa cities via Konkan Railway.

Air Connectivity

-  Goa International Airport – Approx. **75- 78 km** (1.5 hrs – 2 hrs)
 -  Manohar International Airport – Approx. **38- 40 km** (45 mins – 1 hrs)
-

Road Connectivity



- **Dodamarg** – 15–20 mins
- **Sawantwadi** – 1.5 hrs
- **Vasco / South Goa** – 1.5–2 hrs

Easily accessible via NH66 and well-connected internal roads.

Location Advantage

Situated close to the renowned Sateri Temple, the project enjoys both **spiritual significance and peaceful natural surroundings**.

Navigation

-  Search “*The Latex Valley, Paliye*” on Google Maps for precise directions.
-  Last-mile site assistance available on call.



THE LATEX VALLEY

"The Land of White Gold" Ipsum

Location Map:





*Thank you for showing interest in The Latex Valley
Our signature farmhouse and plantation living experience.*

*We hope this brochure has assisted you in understanding our
vision. Your feedback is gratefully received as we continuously
strive to reach higher levels of customer
service and satisfaction.*

Kindly email us your feedback at thelatexvalley@gmail.com

*We truly appreciate your time and enthusiasm for the project.
At The Latex Valley, we are committed to offering a thoughtfully
designed space that blends nature, comfort, and sustainability
A perfect getaway into the serene beauty of rubber plantations.*

*Our team will be in touch shortly to provide you with more
details and assist you with any queries. Meanwhile, if you
require immediate assistance or would like to schedule a
site visit,*

Please feel free to contact us.

*We look forward to welcoming you to a greener,
more peaceful way of living.*

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THE LATEX VALLEY

"The Land of White Gold"



ARMED FORCES WELFARE HOUSING ORGANISATION

CONTACT US -

+91 96-25-96-1342

+91 89-49-05-1400

www.afwho.org